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LJ HOOKER PROPERTY  
SOUTH WEST

12 Adeline Drive, Millbridge




## A Feature-Packed Family Home in Millbridge Estate

Step into a home designed for comfort, space, and effortless family living, perfectly positioned on a large corner block with side access and packed with features that cater to modern lifestyles.

Built in 2015 on a generous 714m<sup>2</sup> block, this impressive 4-bedroom, 3-bathroom residence offers a versatile floor plan that blends functionality with style. The heart of the home showcases an open-plan lounge, dining and kitchen area that flows seamlessly to the outdoor entertaining space, complemented by a dedicated theatre room and separate study/home office, providing additional living and working zones for the whole family.

The spacious master suite is a true retreat, complete with his and hers walk-in robes and a private ensuite. A generously sized secondary bedroom also features its own bathroom and direct access to the backyard and covered patio, making it ideal for guests, extended family or independent living.

Positioned in the sought-after Millbridge Estate, the home is conveniently located close to local schools, parks, walking trails and sporting facilities, with easy access to Eaton Fair Shopping Centre

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### FOR SALE

Offers Over \$899,000

### VIEW

Sat 20th Jun @ 11:00AM - 11:30AM

### AGENTS

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### AGENCY

LJ Hooker Property South West WA  
(08) 9791 6880

and the Bunbury CBD, delivering the perfect balance of lifestyle and everyday convenience.

#### Property Features

- 4 spacious bedrooms and 3 bathrooms
- Large corner block with convenient side access
- Dedicated theatre room for family movie nights
- Oversized bedroom with private bathroom and direct backyard/patio access
- Master suite with his and hers walk-in robes and ensuite
- Open-plan lounge, dining, and kitchen flowing onto the patio
- Dedicated theatre room with dimmer-controlled lighting
- Separate study/home office
- Bedrooms 2 and 3 serviced by a family bathroom
- Functional laundry with ample storage
- Ducted air conditioning throughout
- LED lighting throughout
- 6.6kW solar power system for energy efficiency
- 24m bore with automatic reticulation for easy garden maintenance
- Private outdoor play area with privacy screening
- Beautifully maintained gardens with established flower beds surrounding the home

This exceptional home combines generous living spaces, practical features, and energy-efficient extras to deliver the perfect setting for growing families, entertainers, and those seeking a lifestyle of comfort and convenience.

#### MORE DETAILS

Property ID	1ASJHND
Property Type	House
House Size	208 m2
Land Area	714 m2

#### **Janine Stewart 0404 913 737**

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